

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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of Chicago  
ard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

October 19, 2003

Ms. Caroline A. Nash  
Schain, Burney, Ross & Citron, Ltd.  
Suite 1910  
222 North LaSalle Street  
Chicago, IL 60601

RE: Request for a minor change to Residential Planned Development No.  
813 (Park Chestnut - 849 N. Franklin Street)

Dear Ms. Nash:

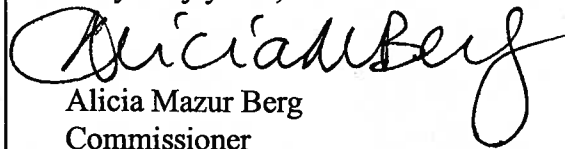
Please be advised that your request for a minor change to Residential Planned Development No. 813, on behalf of Concord Development, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the approved number of parking spaces be reduced from 316 required spaces (267 regulation and 49 tandem spaces) to 312 spaces (261 regulation and 51 tandem) due to necessary fire code adjustments in the building which resulted in the provision of additional egress requirements.

The Department of Planning and Development has reviewed the proposed modification to the number of parking spaces and has determined that the 261 regulation sized spaces would account for one space for each of the 261 units in the building.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 813, I hereby approve the requested minor change to Residential Planned No. 813 to allow for a decrease in the total number of provided spaces from 316 to 312.

Very truly yours,

  
Alicia Mazur Berg  
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Terri Texley, Ed Kus





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
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December 19, 2002

Mr. Bernard Citron  
Schain, Burney, Ross & Citron, Ltd.  
Suite 1910  
222 North LaSalle Street  
Chicago, IL 60601

RE: Request for a minor change to Residential Planned Development No.  
813 (Park Chestnut - 900 N. Franklin Street)

Dear Mr Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 813, on behalf of Concord Development, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the approved East Building Elevation be modified to increase the size of a balcony for one unit on the 14<sup>th</sup> floor. The approved East Building Elevation allows for balconies to be constructed in one of the center bays. The proposed modification would extend the 14<sup>th</sup> floor balcony south to include an additional set of windows.

The Department of Planning and Development has reviewed the proposed modification to the east elevation and has concluded that an enlarged balcony on only one floor would be out of character with the symmetry created by the vertical rows of balconies on all four elevations of the building.

Accordingly, I hereby deny the requested minor change to Residential Planned No. 813 to allow for an enlarged balcony for only one unit on the 14<sup>th</sup> floor.

Very truly yours,

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Terri Texley, Ed Kus



SCHAIN, BURNEY,  
ROSS & CITRON, LTD.

LAW OFFICES

Suite 1910  
222 North LaSalle Street  
Chicago, Illinois 60601-1102

312-332-0200  
Fax 312-332-4514

December 11, 2002

Mr. Phil Levin  
Department of Planning and Development  
121 N. LaSalle Street  
City Hall, Room 1003  
Chicago, IL 60602

**RE: Park Chestnut Concord Development - Proposed  
Administrative Amendment**

Dear Phil:

Enclosed you will find a drawing for the Park Chestnut project at 900 N. Franklin. I specifically call out to you the area designated in orange on the second drawing. The purpose of our request is an amendment to the elevations to allow for an extended balcony where shown. It is not our intention to add these extended balconies anywhere else on the building only at the one unit as has been requested by the buyer of that unit. Please indicate to us your answer on this matter as expeditiously as possible.

Very truly yours,

  
Bernard I. Citron

BIC/cdb

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2/6/2002

## REPORTS OF COMMITTEES

79273

*Reclassification Of Area Shown On Map Number 3-F.*  
(As Amended)  
(Application Number 13198)

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Chestnut Street; a line 125.00 feet west of and parallel to North Wells Street; West Institute Place; and the alley next west of and parallel to North Franklin Street,

to those of a B4-4 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the Chicago Zoning Ordinance is amended by changing all of the B4-4 Restricted Service District symbols to those of a Residential Planned Development and a corresponding use district is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development Number 813.*

*Plan Of Development Statements.*

1. The area delineated herein as a residential planned development consists of a net site area of approximately one and fifty-three hundredths (1.53) acres (sixty-six thousand seven hundred sixty-two (66,762) square feet) which is controlled by Concord Development Corporation of Illinois ("Applicant") for purposes of this residential planned development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11-11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association.
4. This plan of development consists of these fourteen (14) statements, a Bulk Regulations and Data Table; a Planned Development Boundary, Subarea and Property Line Map; an Existing Zoning and Land-Use Map; a Site Plan, First Floor Plan; Landscape Plan and Building Elevations dated January 18, 2002, prepared by Hartshorne & Plunkard, Ltd., which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan, and Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the areas delineated herein:

Subarea A: Publicly-accessible open space and accessory and related uses.

Subarea B: Multi-family dwelling units; accessory parking; and accessory and related uses.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. Each unit purchaser shall be required to purchase a minimum of one parking space.
8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply, except that all of the area attributable to storage rooms and mechanical uses (including, fire pump room, telephone/cable room, emergency transmission switch room, Com-Ed vault, and electric room) on the ground floor shall not be utilized in calculating the overall floor area of the building.

10. Improvements of the property, including landscaping and all entrances and exits shall be designed and installed and maintained in substantial conformance with the Bulk Regulations and Data Table and the Site and Landscape Plan attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The publicly-accessible open space in Subarea A shall be constructed at the time of first occupancy of the building. The publicly-accessible open space shall be open and accessible to the public during regular City of Chicago Park District hours.
11. A dog run area shall be provided in the northwest corner of the publicly-accessible open space, as depicted on the Landscape Plan. In addition, the applicant shall utilize good faith efforts to provide an interior or enclosed area for dog walking to be utilized in inclement weather during the winter months. If such an area cannot reasonably be constructed or provided, the failure to provide such interior or enclosed dog walking accommodations shall not be a basis for the Department of Planning and Development to withhold Part II approval for the construction of the development.
12. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard



of accessibility. No approvals shall be granted pursuant to section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development. In addition, prior to issuance of Part II Approval, Applicant shall provide evidence to the Department of Planning of any necessary approvals from the Illinois Environmental Protection Agency.
15. Unless substantial construction of a building on Subarea B has not yet begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of that property shall revert to the underlying B4-4 Restricted Service District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Planned Development Boundary, Property Line and Subarea Map;  
Existing Zoning and Land-Use Map; Site Plan; Landscape Plan;  
First and Second Floor Plans; and Building Elevation  
Drawings referred to in these Plan of Development  
Statements printed on pages 79280  
through 79288 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development  
Statements reads as follows:

*Residential Planned Development Number 813.**Bulk Regulations And Data Table.*

Gross Site Area (Total): 105,696.7 square feet (2.43 acres)

Subarea A: 37,921.6 square feet (.87 acres)

Subarea B: 67,775.1 square feet (1.6 acres)

Net Site Area:

Total = Gross Site Area (105,696.7 square feet) -  
Area in Public Streets and Alleys (38,934  
square feet) = Net Site Area of 66,762.7  
square feet (1.53 acres)

Subarea A = Gross Site Area (37,921.6 square feet) -  
Area in Public Streets and Alleys (16,002  
square feet) = Net Site Area of 21,919.6  
square feet (.50 acres)

Subarea B = Gross Site Area (67,775.1 square feet) -  
Area in Public Streets and Alleys  
(22,932.1 square feet) = Net Site Area of  
44,843 square feet (1.03 acres)

Note: Net Site Area is net of public streets and publicly dedicated alleys.

Maximum Floor Area Ratio: Total: 5.5.

Subarea A: 0.0.

Subarea B: 8.2.

**Maximum Number of  
Residential Units:**

Total: 261.

Subarea A: 0.

Subarea B: 261.

**Maximum Site Coverage:**

In accordance with Site Plans.

**Minimum Number of Off-Street  
Parking Spaces:**

Total: 316.

Subarea A: 0.

Subarea B: 316 (267 regulation  
parking spaces and 49  
tandem parking spaces).

Note: In the event fewer units are constructed, proportionately fewer parking spaces shall also be constructed, however, the 1:1.2 ratio shall be maintained.

**Minimum Number of  
Loading Docks:**

Subarea A: 0.

Subarea B: 2.

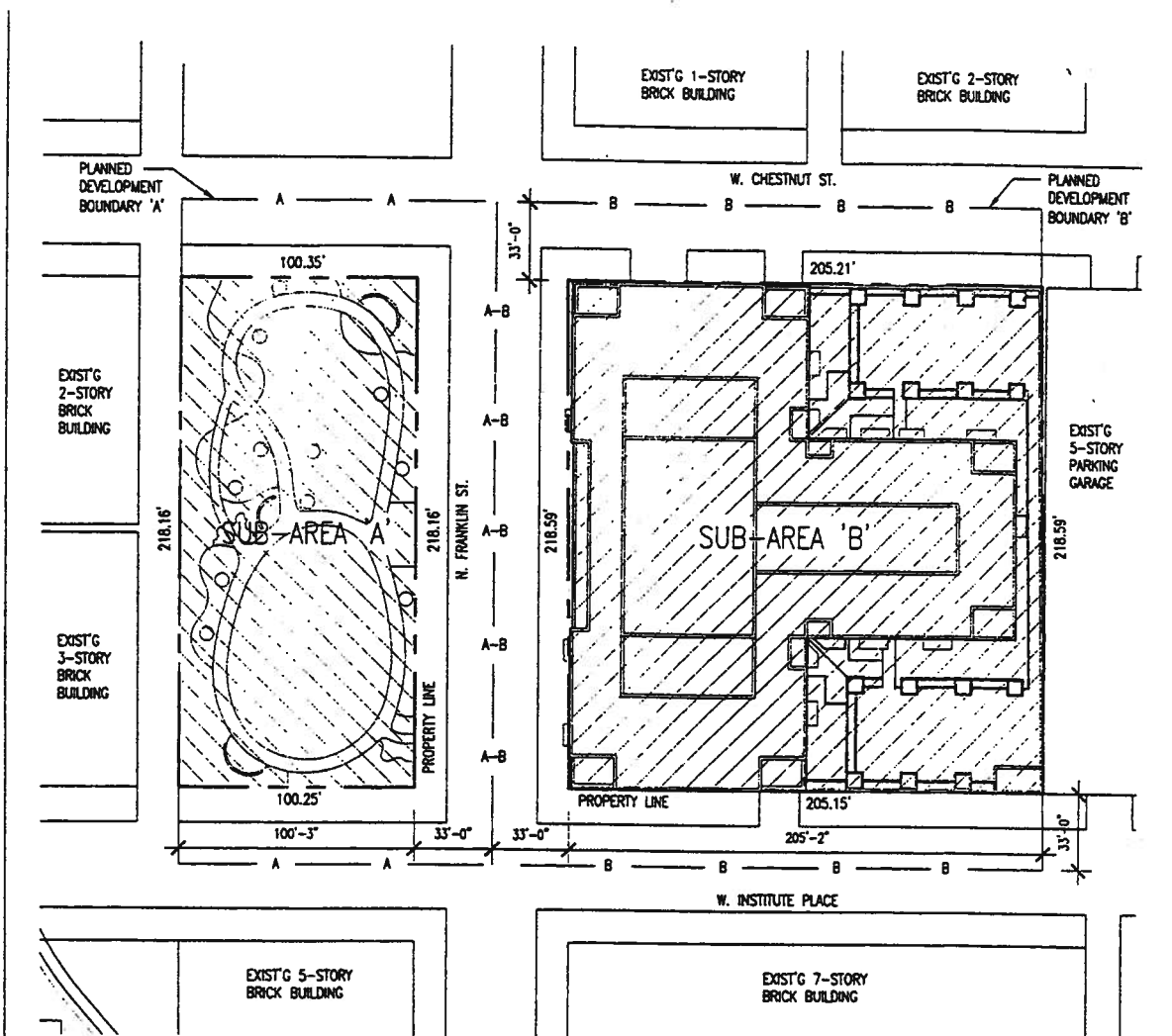
**Minimum Building Setbacks and  
Distance between Structures:**

In accordance with attached Site Plan.

**Maximum Building Heights:**

See Building Elevations.

## Planned Development Boundary, Property Line And Subarea Map.



**1 PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE & SUB-AREA MAP**  
SCALE: 1/64" = 1'-0"

CONCORD DEVELOPMENT CORPORATION OF ILLINOIS  
1540 EAST DUNDEE ROAD, SUITE 350  
PALATINE, IL 60067  
SUBMITTED: NOVEMBER 8, 2000  
REVISED: JANUARY 18, 2002

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chicago, il 60607  
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f. 312.226.4499  
[www.bparchitecture.com](http://www.bparchitecture.com)

hartshorne + plunkard  
architecture

**PARC CHESTNUT**  
**PARC CHESTNUT L.L.C.**

849 N. FRANKLIN

CHICAGO, IL



**SCALE**

1/64" - 1'-0"

DATE \_\_\_\_\_

12.13.01

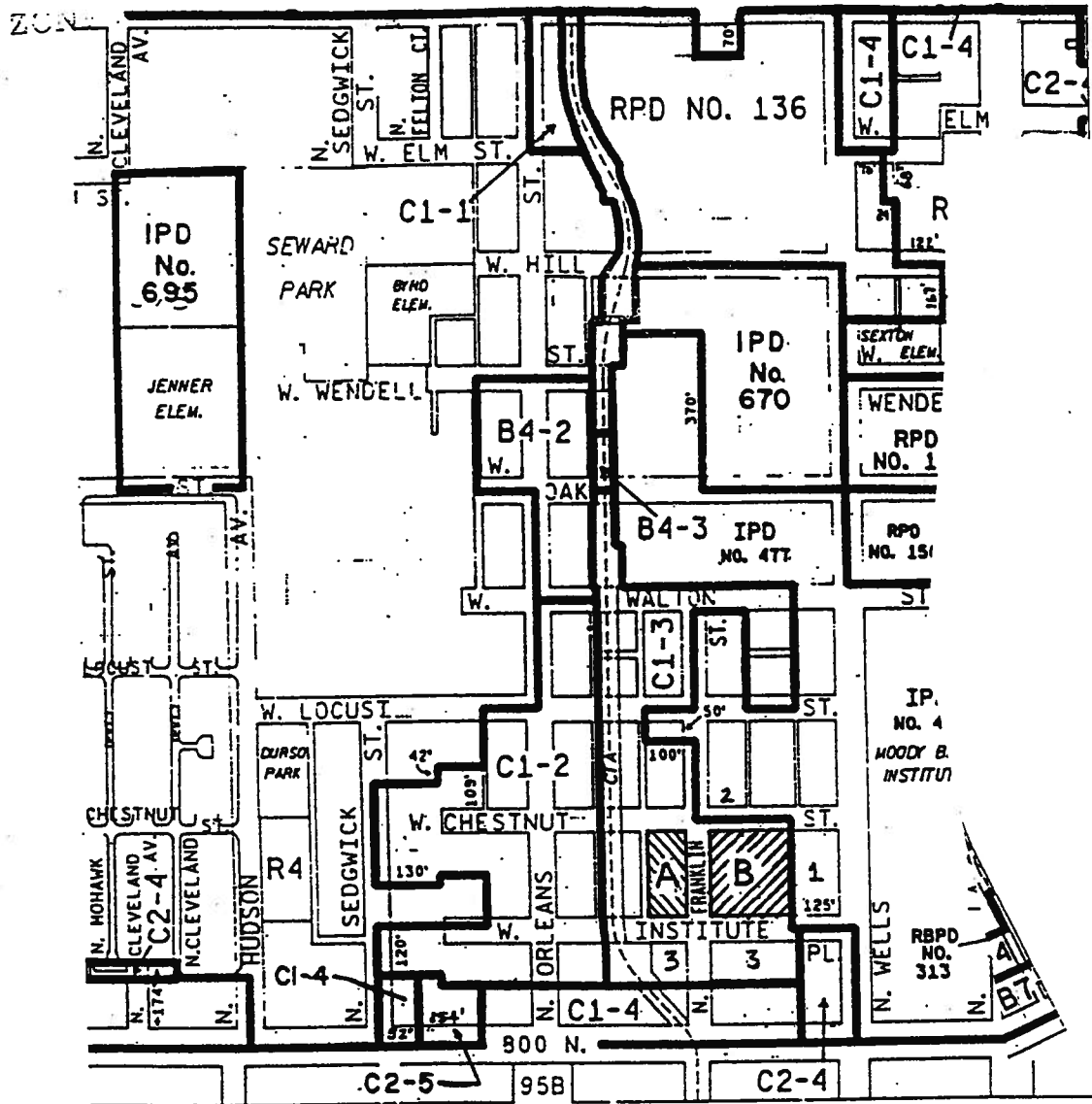
## DRAWING

**PLANNED DEVELOPMENT  
BOUNDARY, PROPERTY LINE  
& SUB-AREA MAP**

SK#

1

## Existing Zoning And Land-Use Map.



## 1 EXISTING ZONING &amp; LAND USE MAP

SCALE: N.T.S.

CONCORD DEVELOPMENT CORPORATION OF ILLINOIS  
 1540 EAST DUNDEE ROAD, SUITE 350  
 PALATINE, IL 60067  
 SUBMITTED: NOVEMBER 8, 2000  
 REVISED: JANUARY 18, 2002

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 architecture

PARC CHESTNUT  
 PARC CHESTNUT L.L.C.

849 N. FRANKLIN

CHICAGO, IL



SCALE

N.T.S.

DATE

12.13.01

DRAWING

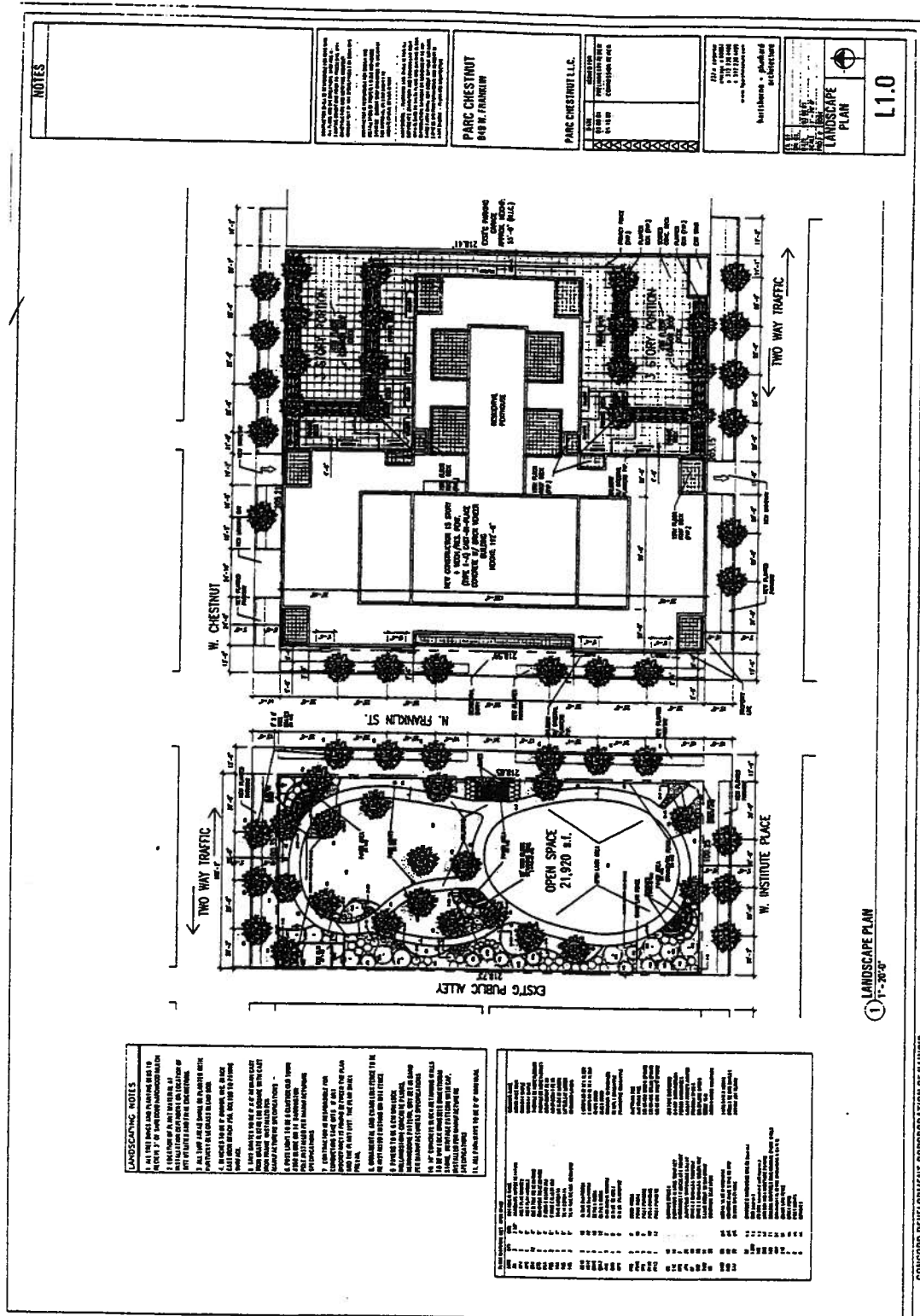
EXISTING ZONING & LAND  
USE MAP

SK#

2



Landscape Plan.

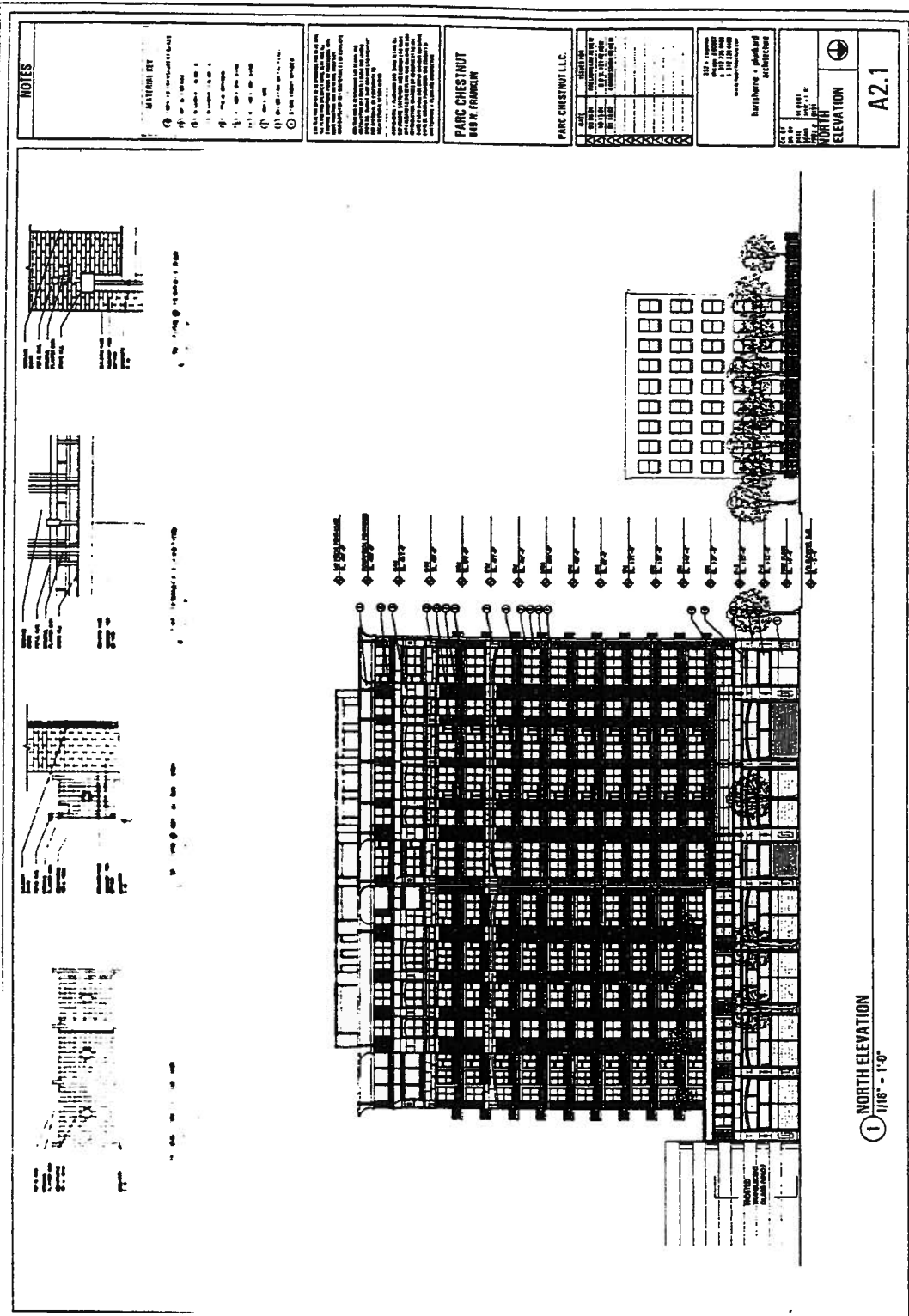


**CONCORD DEVELOPMENT CORPORATION OF ILLINOIS**  
1540 EAST DUNDEE ROAD, SUITE 350  
PALATINE, IL 60067  
SUBMITTED: NOVEMBER 8, 2000  
REVISED: JANUARY 18, 2002





## North Elevation.



CONCORD DEVELOPMENT CORPORATION OF ILLINOIS

1540 EAST DUNDEE ROAD, SUITE 350

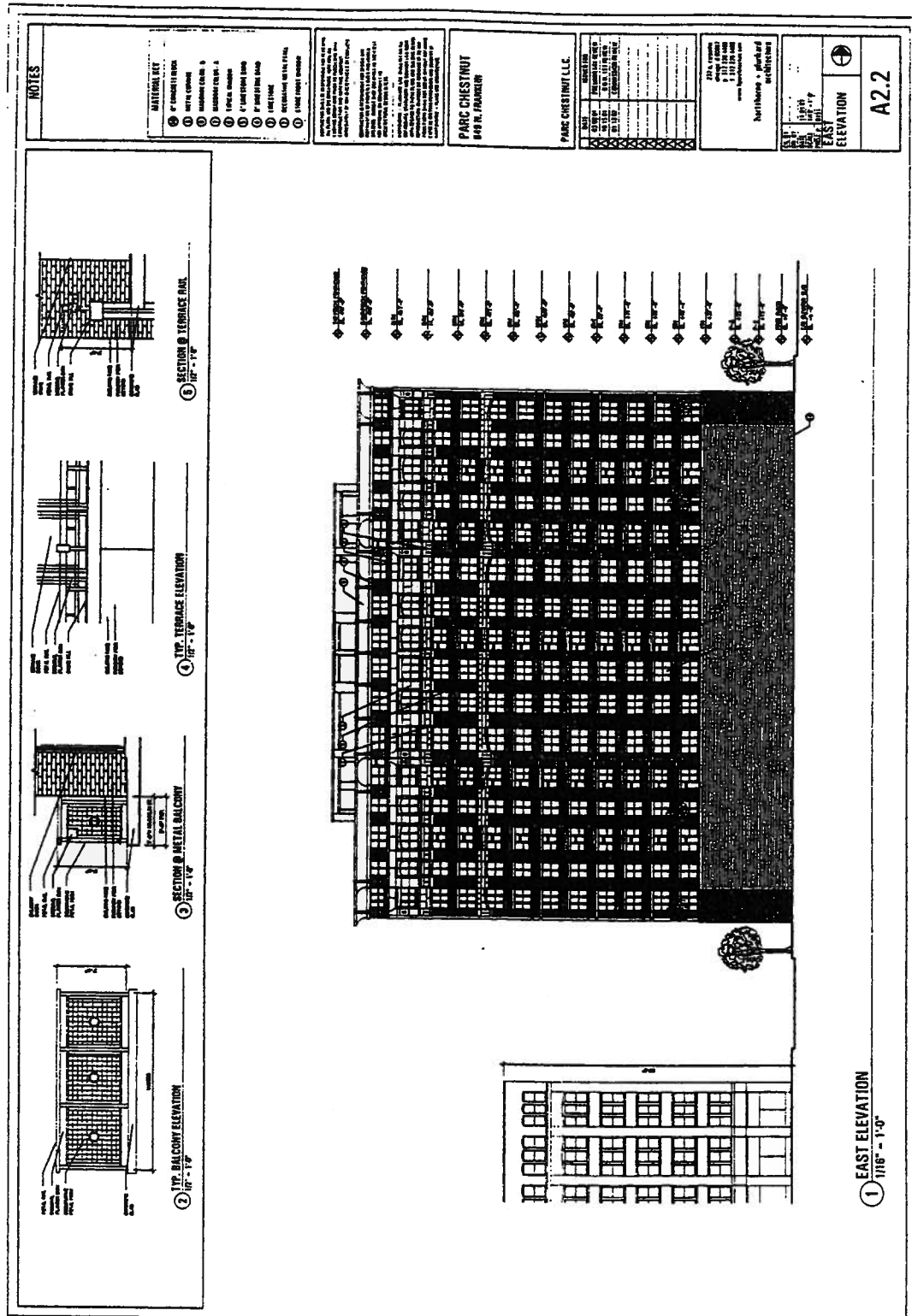
PALATINE, IL 60067

SUBMITTED: NOVEMBER 8, 2000

REVISED: JANUARY 18, 2002



## East Elevation.



## West Elevation.

